

041.A

0005

0021.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

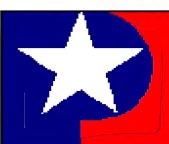
690,400 / 690,400

USE VALUE:

690,400 / 690,400

ASSESSED:

690,400 / 690,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		EXETER ST, ARLINGTON

OWNERSHIP

Owner 1:	WOLFSON DAVID B	Unit #:	21
Owner 2:	WOLFSON KARIN PELLINEN		
Owner 3:			

Street 1: 21 EXETER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	SUBRAMANIAN RAMKUMAR & -
Owner 2:	SCHMIDT-SUBRAMANIAN MAXIE -

Street 1: 21 EXETER ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1707 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8206																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	690,400			690,400		312522
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18

PREVIOUS ASSESSMENT								Parcel ID	041.A-0005-0021.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	690,400	0	.	.	690,400		Year end	12/23/2021
2021	102	FV	670,400	0	.	.	670,400		Year End Roll	12/10/2020
2020	102	FV	660,400	0	.	.	660,400	660,400	Year End Roll	12/18/2019
2019	102	FV	586,300	0	.	.	586,300	586,300	Year End Roll	1/3/2019
2018	102	FV	519,000	0	.	.	519,000	519,000	Year End Roll	12/20/2017
2017	102	FV	473,600	0	.	.	473,600	473,600	Year End Roll	1/3/2017
2016	102	FV	478,400	0	.	.	478,400	478,400	Year End	1/4/2016
2015	102	FV	442,500	0	.	.	442,500	442,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SUBRAMANIAN RAM	74829-395	2	6/5/2020		727,500	No	No			15824
SUBRAMANIAN RAM	54947-491		7/6/2010		100	No	No			
EASTWOOD WILLIA	54809-154		6/11/2010		427,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/16/2020		SQ Mailed							MM	Mary M		
5/30/2018		Measured							DGM	D Mann		
7/31/2013		Info Fm Plan							BR	B Rossignol		
2/14/2011		NEW CONDO							BR	B Rossignol		

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good			GLA=1707 SF.													
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: TAN				A Kits:	Rating:																
View / Desir:				Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1923	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G12		Fact: .		Floor: M - Multi-Level																	
Const Mod:				% Own: 55.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal 2 - Plaster				Functional:	%	Interior:		1	8	3											
Sec Int Wall:		%		Economic:	%	Additions:															
Partition: T - Typical				Special:	%	Kitchen:															
Prim Floors: 3 - Hardwood				Override:	%	Baths:															
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %	Plumbing:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				TOTALS									
Subfloor:				Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price	1	8	3								
Bsmnt Gar:				Size Adj.: 1.26511431																	
Electric: 3 - Typical				Const Adj.: 0.98745072																	
Insulation: 2 - Typical				Adj \$ / SQ: 381.018																	
Int vs Ext: S				Other Features: 87099																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 5 - Steam				NBHD Inf: 1.14999998																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 848121																	
% Com Wal		% Sprinkled		Depreciation: 157750		Juris. Factor: 1.00		Before Depr: 438.17													
				Depreciated Total: 690370		Special Features: 0		Val/Su Net: 404.45													
						Final Total: 690400		Val/Su SzAd 404.45													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 041.A-0005-0021.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							